

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes
Information Meeting
February 22, 2016
339 Electric Avenue

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Damon McQuaid, Matthew Allison, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Information meeting was for a modification to a site plan under Section 8.4. of the Protective Bylaw of the Town of Lunenburg for building façade and proposed signage for a pet service facility at 339 Electric Avenue.

The property owner was represented by Nick Pauling, Goldsmith, Prest and Ringwall, Inc. (GPR) and Kelly Pearson, representing 339 Electric Avenue Corp. The property owner received Approval for a Development Plan Review on September 28, 2015. Two of the Conditions placed on the Approval were #3, for the owner to install an internal component to capture pet hair, subject to approval of the DPW Director. GPR met with the Sewer Commission on November 10, 2015 at which time the Commission approved the installation of a petlift hair trap. Condition #5, to pursue no parking at the street with the Board of Selectmen. The DPW Director and the Police Chief requested "No Parking" be painted within the pavement area.

The September 2015 Approval was for the site layout only; signs and building façade were to be approved as one package at a later date.

A perspective view rendering of the proposed structure and a view outlining the proposed finish materials and front face elevation were provided to the Board. The owner is also requesting approval of the proposed building and free standing signs. There will be three 3-foot by 12-foot signs, one centered over each use. A single free standing pylon, internally lit, listing the three businesses, is proposed along the Electric Avenue right of way. The building will be split stone face with blue clapboard vinyl siding, white trim and white roof.

No modifications have been made to the façade since the September 2015 Approval.

Board discussion ensued as to whether or not the building fit into the character of the surrounding area. Both D. McQuaid and K. Chenis opined it looked too industrial. GPR noted that it will be wider than the existing building, but it will be eighty (80) feet from the proposed travel way and that it is in character with the neighborhood, taking into account the recently approved self-storage facility further down the street. D. McQuaid opined that the front façade should be more enclosed and articulated. Both D. McQuaid and K. Chenis noted examples had been given to the applicant at the September meeting of articulation. The applicant had noted at that time there was little room for any change to the façade. M. Allison noted that the blue siding will closely match the blue storage units across the street. N. Pauling responded that there is little room to do much articulation without increasing the building size. He went on to note that the owner is out of time and money and that this is bringing a new business to Lunenburg. He requested the Board makes its decision at this meeting.

Motion, K. Chenis, to approve signs as submitted, Second, M. Allison, all aye.

Motion, M. Allison, to approve façade as presented, Second, G. Bittner, discussion ensued. D. McQuaid again reiterated he did not appreciate seeing no change to the façade. G. Bittner noted that at the September 28, 2015 Information Meeting, GPR noted there would be no changes. GPR provided this evening's rendering at the Board's request, but it is not required. Roll Call Vote- G. Bittner, aye; D. Prokowiec, aye; K. Chenis, nay; M. Allison, aye; D. McQuaid, nay. Vote passed 3-2.

Information Meeting closed 7:03 PM.